



RECORDING REQUESTED  
WHEN RECORDED MAIL TO:

County of Sacramento  
Planning and Environmental Review  
827 Seventh Street, Room 225  
Sacramento, CA 95814  
CONTACT PERSON: Julie Newton  
TELEPHONE: (916) 876-8502

**ENDORSED**  
SACRAMENTO COUNTY

OCT 11 2024

DONNA ALLRED, CLERK/RECORDER  
BY Brian W. [Signature] DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

## NOTICE OF EXEMPTION

**Project Title:**

Auburn Boulevard Auto Dealership

**Control Number:**

PLNP2023-00216

**Project Location:**

The property is located at 4554 Auburn Boulevard, on the southeast side of Auburn Boulevard and approximately 400-feet north of Orange Grove Avenue, in the Carmichael community of unincorporated Sacramento County.

**APN:**

240-0132-026

**Description of Project:**

The project consists of the following entitlement requests:

1. A Use Permit to allow used automobile sales on a 0.56± acre parcel in the General Commercial (GC) zone. The project will retain the existing commercial building on the parcel.
2. A Design Review to determine substantial compliance with the Sacramento County Countywide Design Guidelines (Design Guidelines).

**Name of public agency approving project:**

Sacramento County – ceqa@saccounty.gov

**Person or agency carrying out project:**

Kamal Razavi  
9740 Oak Leaf Way, Granite Bay, CA 95746  
(916) 825-4626  
Amir@eumotorsports.com

**Exempt Status:**

Categorical Exemption (PRC Section 21084; CEQA Guidelines Sections 15300 -15333):

- CEQA Guidelines Section 15301 – Existing Facilities

**Reasons why project is exempt:**

Class 1 consists of the operation, permitting, and leasing of existing private facilities, involving negligible or no expansion of existing or former use. The project consists of the permitting of a used automobile dealership on commercial zoned property. The existing building will be remodeled on the property, involving no expansion of existing use.

### Section 15300.2-Exceptions

Section 15300.2 of the CEQA Guidelines, Exceptions, provides conditions under which categorical exemptions are inapplicable. Review of the Project indicates that it will not violate any of the exceptions, as described in the following section.

1. *The project will occur in certain specified sensitive environments or locations;*

The project site does not occur in a sensitive environment or location. The property is fully developed with a vacant commercial building and associated parking lot.

2. *Cumulative impacts will be considerable because successive projects of the same type will occur at the same place overtime;*

The project consists of the remodeling of the existing building and therefore would not result in significant cumulative environmental impacts. No cumulative impacts will result from the project and successive projects of the same type and at the same place over time.

3. *There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;*

There are no known unusual circumstances that will have a significant effect on the environment.

4. *The project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a scenic highway;*

The project is not located in the vicinity of a highway officially designated as a scenic highway. The project will not result in damage to scenic resources or similar resources within a highway that is officially designated as scenic.

5. *The project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; or*

The Project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, the Project will not have an impact related to being located on a hazardous waste site.

6. *The project may cause a substantial adverse change in the significance of a historic resource.*

The project site does not contain any historical resources and will not cause a substantial adverse change in the significance of a historic resource.

Julie  
Newton

Digitally signed by Julie Newton  
DN: cn=Julie Newton,  
o=Sacramento County, ou,  
email=newtonju@saccounty.net,  
c=US  
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Julie Newton  
ENVIRONMENTAL COORDINATOR OF  
SACRAMENTO COUNTY, STATE OF CALIFORNIA

**Copy To:**  
County of Sacramento  
County Clerk  
3636 American River Drive  
Sacramento, CA 95864  
 **OPR:**  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814